

EXHIBIT A



June 19, 2024

Vitamin Shoppe Industries LLC
300 Harmon Meadow Blvd
Secaucus, NJ 07094
Attention: Lease Administration Department
Vitamin Shoppe #42

RE: Landlord: Frontier Dania LLC
Tenant: Vitamin Shoppe Industries, Inc.
Premises: 1780 Stirling Rd, Suite 108, Dania Beach, FL 33004

Dear Tenant:

Pursuant to the terms of the Lease Agreement, please find the 2023 Common Area Maintenance ("CAM") reconciliation.

Enclosures include:

1. Tenant invoice
2. CAM Reconciliation worksheet
3. CAM CAP worksheet, if applicable
4. Copy of Property Real Estate Tax invoice
5. Copy of Property Insurance invoice

Should there be any questions, please do not hesitate to contact our office at (305) 692-9992:

Jessica Wilkins
Asset Manager
Extension 127
JWilkins@FDLLC.com

Sincerely,

GENEVA MANAGEMENT LLC, agent for FRONTIER DANIA LLC

Jessica Wilkins

Asset Manager

Enclosures

Frontier Dania LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

I N V O I C E

Vitamin Shoppe Industries, Inc
Attn: Lease Admin Dept, #42
300 Harmon Meadow Blvd
Secaucus, NJ 07049

Date: 06-12-2024
Invoice Number: 6202458

Amount enclosed: _____

Please enclose this portion with your remittance.

Make checks payable to:
Frontier Dania LLC
2950 SW 27th Ave Suite 300
Miami, FL 33133

Invoice for:
Vitamin Shoppe #42
1780 Stirling Road #108
Dania Beach, FL 30004

Invoice Number: 6202458
Invoice date
06-12-2024

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
108	06-11-2024	2023 CAM Reconciliation	4,986.70
Balance:			<u>4,986.70</u>

Payment due upon receipt.

Please pay by due date to avoid late charges.

If you have any questions, please call 305-662-9992

Tenant Name	Vitamin Shoppe
Tenant SF	3,500
Days in Occupancy	365
Occupancy	100%
Prorata Share	24.48%

Expense	
Landscaping R&M	\$12,061.08
Trash	\$43,684.94
REA FEE	\$0.00
GRM	\$7,813.98
Snow	\$0.00
Parking Lot Trash	\$9,116.25
Roof R&M	\$0.00
Pressure Washing R&M	\$0.00
Utility	\$3,116.94
Irrigation	\$793.80
Backflow Prevention (re-certified in February annually & Maintenance)	\$0.00
Greasetrap Maintenance	\$0.00
Pest Control	\$0.00
Fireline	\$2,438.18
Management Fee	\$20,219.00 *Mgmt Fee = 2% of rents
Stormwater	\$0.00
Accounting Fee	\$2,725.00
Water and Sewer	\$0.00
Property Tax Appeal	\$0.00
Total CAM	\$101,969.17

Total Capped Costs	\$43,612.86
Tenant Cap	\$43,615.39
Total Non-Capped Costs	\$58,356.31
Tenant Total CAM	\$101,969.17
Tenant Prorata Share	\$24,957.49
Tenant CAM Escrows	-\$21,494.28
Tenant CAM Due/(Credit)	\$3,463.21

Insurance	\$29,182.44
Tenant Prorata Share	\$7,142.56
Tenant INS Escrows	-\$5,598.72
Total INS Due/(Credit)	\$1,543.84

Real Estate Tax	\$76,521.88
Tenant Prorata Share	\$18,729.13
Tenant RET Escrows	-\$18,894.72
Total RE Tax Due/(Credit)	-\$165.59

Total Reconciliation Due/(Credit) **\$4,841.46**
3.0% Sales Tax **\$145.24**

Vitamin Shoppe CAP Calculation

107% CAP

RCD: 1/1/2010
 1st Full CY: 2010
 2nd Full CY: 2011
 3rd Full CY: 2012 Capped at 105% prior calendar year actuals.
 2nd Renewal Date 1/1/2020
 1st Full CY: 2020
 2nd Full CY: 2021 *Resets on each renewal. 107% cap on 2020 actuals

													Needs Rebilled			
Cap Amount	107%															
Tenant's Prorata Share	24%															
Expense	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
0702-5001 - Landscaping/Groundskeeping	\$ 6,000.00	\$ 6,000.00	\$ 6,150.00	\$ 7,200.00	\$ 7,275.00	\$ 7,940.00	\$ 10,236.00	\$ 10,320.00	\$ 10,320.00	\$ 10,836.00	\$ 10,400.90	\$ 14,215.00	\$ 11,940.00	\$ 12,061.08	\$ 0.00	\$ 0.00
0702-5002 - Trash Removal/Recycling	\$ 7,926.83	\$ 8,705.40	\$ 9,270.20	\$ 10,168.45	\$ 11,286.56	\$ 12,396.58	\$ 12,887.88	\$ 12,467.93	\$ 12,774.75	\$ 14,160.20	\$ 13,404.38	\$ 14,044.00	\$ 31,981.00	\$ 43,684.94	\$ 0.00	\$ 0.00
0702-5004 - General Repair/Maintenance	\$ 6,596.05	\$ 5,295.00	\$ 5,907.50	\$ 10,037.94	\$ 6,324.08	\$ 8,956.28	\$ 8,312.80	\$ 10,210.41	\$ 6,810.15	\$ 8,400.00	\$ 7,837.75	\$ 9,102.00	\$ 5,372.00	\$ 7,813.98	\$ 0.00	\$ 0.00
0702-5008 - Parking Lot Trash	\$ 4,317.50	\$ 4,290.00	\$ 4,290.00	\$ 4,289.80	\$ 4,401.84	\$ 4,290.00	\$ 4,290.00	\$ 4,440.00	\$ 4,290.00	\$ 4,500.00	\$ 3,725.00	\$ 4,800.00	\$ 6,328.00	\$ 9,116.25	\$ 0.00	\$ 0.00
0702-5009 - Exterior Bldg. Repair/ Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,014.85	\$ -	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
0702-5012 - Pressure Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,175.00	\$ 1,350.00	\$ 850.00	\$ -	\$ 2,180.00	\$ 0.00	\$ 0.00	\$ 0.00
0702-5100 - Utility Expenses	\$ 4,455.13	\$ 4,280.61	\$ 5,111.71	\$ 5,731.17	\$ 4,790.02	\$ 4,357.98	\$ 4,456.72	\$ 4,611.35	\$ 4,712.58	\$ 5,281.96	\$ 2,490.11	\$ 5,892.00	\$ 2,447.00	\$ 3,116.94	\$ 0.00	\$ 0.00
0702-5102 - Water & Sewer Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,345.00	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
0702-5103 - Irrigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 660.00	\$ 720.00	\$ 1,888.75	\$ 729.00	\$ 1,111.00	\$ 793.80	\$ 0.00
0702-5106 - BackFlow Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129.74	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
0702-5107 - Stormwater Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750.00	\$ -	\$ -	\$ -	\$ -	\$ 100.00	\$ -	\$ 0.00	\$ 0.00	\$ 0.00
0702-5109 - Electrical Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
0702-5200 - Management Fees	\$ 14,701.08	\$ 15,020.04	\$ 14,971.08	\$ 15,073.46	\$ 15,305.31	\$ 17,359.84	\$ 17,991.17	\$ 18,368.48	\$ 18,532.64	\$ 16,370.27	\$ 13,075.75	\$ 18,291.81	\$ 20,782.73	\$ 20,219.00	\$ -	\$ -
0702-5240 - Accounting Fees	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	\$ 1,720.00	\$ 1,500.00	\$ 1,550.00	\$ 1,550.00	\$ 1,550.00	\$ 2,375.00	\$ 2,725.00	\$ 0.00	\$ 0.00
0702-5480 - Dedicated Fire/ Phone Line	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 834.60	\$ 838.89	\$ 2,238.64	\$ 1,350.88	\$ 1,786.90	\$ 1,605.00	\$ 2,600.00	\$ 3,522.00	\$ 2,438.18	\$ 0.00	\$ 0.00
Property Tax Appeal									\$ 1,694.00	\$ 1,062.40			\$ 1,606.40			
Grand Total	\$ 45,646.59	\$ 45,241.05	\$ 47,350.49	\$ 54,150.82	\$ 51,032.81	\$ 58,535.28	\$ 60,663.46	\$ 67,000.81	\$ 64,552.99	\$ 67,250.33	\$ 56,927.64	\$ 72,830.21	\$ 88,038.73	\$ 101,969.17	\$ 0.00	\$ 0.00
Capped Expenses	\$ 28,947.13	\$ 27,965.04	\$ 28,678.58	\$ 33,961.40	\$ 30,554.39	\$ 35,906.12	\$ 38,189.97	\$ 43,242.89	\$ 41,424.78	\$ 39,176.27	\$ 35,603.15	\$ 45,494.21	\$ 43,760.73	\$ 43,612.86	\$ -	\$ -
Non-Capped Expenses	\$ 16,699.46	\$ 17,276.01	\$ 18,671.91	\$ 20,189.42	\$ 20,478.42	\$ 22,629.16	\$ 22,473.49	\$ 23,757.92	\$ 23,128.21	\$ 28,074.06	\$ 21,324.49	\$ 27,336.00	\$ 44,278.00	\$ 58,356.31	\$ -	\$ -
Total	\$ 45,646.59	\$ 45,241.05	\$ 47,350.49	\$ 54,150.82	\$ 51,032.81	\$ 58,535.28	\$ 60,663.46	\$ 67,000.81	\$ 64,552.99	\$ 67,250.33	\$ 56,927.64	\$ 72,830.21	\$ 88,038.73	\$ 101,969.17	\$ -	\$ -
CAP	\$ 30,973.43	\$ 29,922.59	\$ 30,686.08	\$ 32,834.11		\$ 38,419.54	\$ 40,863.26	\$ 43,723.69	\$ 44,324.52		\$ 38,095.37	\$ 40,762.04	\$ 43,615.39	\$ 46,665.76	\$ -	\$ -
Actuals	\$ 28,947.13	\$ 27,965.04	\$ 28,678.58	\$ 33,961.40	\$ 30,554.39	\$ 35,906.12	\$ 38,189.97	\$ 43,242.89	\$ 41,424.78	\$ 39,176.27	\$ 35,603.15	\$ 45,494.21	\$ 43,760.73	\$ 43,612.86	\$ -	\$ -
Tenant's Prorata Share Cap	\$ -	\$ 7,580.91	\$ 7,323.71	\$ 7,510.58	\$ 8,036.32	\$ 8,788.21	\$ 9,403.38	\$ 10,001.50	\$ 10,701.60	\$ 10,848.66	\$ 8,714.06	\$ 9,324.04	\$ 9,976.72	\$ 10,675.09		
Tenant's prorata share	\$ 11,172.24	\$ 11,072.98	\$ 11,589.28	\$ 12,452.05	\$ 12,490.55	\$ 14,326.82	\$ 14,847.70	\$ 15,816.37	\$ 15,799.68	\$ 16,459.87	\$ 13,933.34	\$ 16,014.67				
Previously Billed	\$ 8,734.14	\$ 10,431.12	\$ 10,958.42	\$ 8,721.28	\$ 11,811.52	\$ 12,529.03	\$ 13,224.58	\$ 13,473.03	\$ 15,291.45	\$ 12,623.51	\$ 12,487.59	\$ 16,014.67				
Variance	\$ 2,438.10	\$ 641.86	\$ 630.86	\$ 3,730.77	\$ 679.03	\$ 1,797.79	\$ 1,623.12	\$ 2,343.34	\$ 508.23	\$ 3,836.36	\$ 1,445.75	\$ 0.00	\$ 19,675.21			
0702-5205 - Real Estate Tax	\$ 65,644.91	\$ 55,014.84	\$ 58,294.56	\$ 59,206.02	\$ 59,819.82	\$ 63,387.79	\$ 69,775.81	\$ 74,006.63	\$ 78,928.35	\$ 81,155.46	\$ 79,418.70	\$ 76,368.60	\$ 70,423.00	\$ 76,521.88		
0702-5210 - Insurance (Liability/Property)	\$ 20,908.00	\$ 20,708.67	\$ 21,632.85	\$ 24,154.03	\$ 26,048.00	\$ 28,637.00	\$ 30,662.85	\$ 34,637.87	\$ 23,933.86	\$ 25,004.00	\$ 22,843.00	\$ 20,679.00	\$ 25,348.31	\$ 29,182.44		

504233-56-0010

0413

FRONTIER DANIA LLC
 2950 SW 27 AVE STE 300
 MIAMI, FL 33133-3765

**PAYMENTS MUST BE MADE IN US FUNDS AND
 DRAWN ON US BANK ACCOUNT.**

1780 STIRLING RD
 STIRLING ROAD PLAZA 178-112 B
 PAR A LESS POR DESC IN INSTR#
 114419985

Taxing Authority	Millage	AD VALOREM TAXES Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT COUNTYWIDE SERVICES	5.54920	3,817,350	0	3,817,350	21,183.24
VOTED DEBT	0.11980	3,817,350	0	3,817,350	457.32
BROWARD CO SCHOOL BOARD GENERAL FUND	4.92600	3,817,350	0	3,817,350	18,804.27
CAPITAL OUTLAY	1.50000	3,817,350	0	3,817,350	5,726.02
VOTER APPROVED DEBT LEVY	0.18960	3,817,350	0	3,817,350	723.77
SO FLORIDA WATER MANAGEMENT EVERGLADES C.P.	0.03270	3,817,350	0	3,817,350	124.83
OKEECHOBEE BASIN	0.10260	3,817,350	0	3,817,350	391.66
SFWMD DISTRICT	0.09480	3,817,350	0	3,817,350	361.88
SOUTH BROWARD HOSPITAL	0.09370	3,817,350	0	3,817,350	357.69
CHILDREN'S SVCS COUNCIL OF BC	0.45000	3,817,350	0	3,817,350	1,717.81
CITY OF DANIA BEACH DANIA BEACH OPERATING	5.99980	3,817,350	0	3,817,350	22,903.34
DEBT SERVICE	0.10700	3,817,350	0	3,817,350	408.46
FL INLAND NAVIGATION	0.02880	3,817,350	0	3,817,350	109.94

Total Millage:	19.19400	Ad Valorem Taxes:	\$73,270.23
Levy Authority		NON-AD VALOREM TAXES Rate	Amount
04 DANIA FIRE			5,933.90
04 DANIA STORMWATER		@ 60.0000	402.00

Non-Ad Valorem Assessments:	\$6,335.90
Combined Taxes and Assessments:	\$79,606.13
If Postmarked By	Nov 30, 2023
Please Pay	\$76,421.88
	Dec 31, 2023
	\$77,217.95
	Jan 31, 2024
	\$78,014.01
	Feb 29, 2024
	\$78,810.07
	Mar 31, 2024
	\$79,606.13

BROWARD COUNTY

2023 Real Estate
 Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 535568

10000000000000000000000000000535568202300007960613000000000002

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

BROWARD COUNTY TAX COLLECTOR
 GOVERNMENTAL CENTER ANNEX
 115 S. ANDREWS AVENUE, ROOM # A100
 FORT LAUDERDALE, FL 33301-1895

504233-56-0010

If Postmarked By	Please Pay
Nov 30, 2023	\$76,421.88
Dec 31, 2023	\$77,217.95
Jan 31, 2024	\$78,014.01
Feb 29, 2024	\$78,810.07
Mar 31, 2024	\$79,606.13

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

FRONTIER DANIA LLC
 2950 SW 27 AVE STE 300
 MIAMI, FL 33133-3765

Return with Payment



Property Tax Alliance Group, LLC
 1640 W. Oakland Park Blvd
 Suite 402
 Fort Lauderdale, FL 33311

Invoice

Bill To		Date	Invoice #
Frontier Development % Jonathan Escarza 2950 SW 27th Ave. Suite 300 Miami, FL 33133		11/13/2022	5639
		Terms	Due on receipt
Description			Amount
Petition Filing Fees 2022 Petition Filing Fees- see list for details			1,200.00
E-mail	jnelson@taxflorida.com		Total \$1,200.00
Phone #	954-202-9696	Fax #	954-337-9232
Thank you for your business.			Web Site www.taxflorida.com

Petition No.	Property Name	Property Owner Name	County	Parcel #
1	Frontier Titusville	HWY 50 TITUSVILLE LLC	Brevard	2216481
2	Frontier Osceola	Frontier Osceola LLC	Brevard	2427799
3	Frontier Titusville	HWY 50 TITUSVILLE LLC	Brevard	2216920
4	Frontier Sebastian Vacant Land	13350 Sebastian LLC	Indian River	30382500000004100002-0
5	Frontier St. Lucie West Two	Frontier St Lucie West Two	St. Lucie	3326-801-0001-000-6
6	Frontier Lynn Haven	1917 Lynn Haven LLC	Bay	11611-000-000
X7	Frontier Dania	FRONTIER DANIA LLC	Broward	5042-33-56-0010
8	Frontier Pensacola 5052 Bayou	FRONTIER BAYOU BOULEVARD LLC	Escambia	33-1S30-7100-005-009
9	Frontier Brandon	11306 BRANDON LLC	Hillsborough	071948-1006
10	Frontier Clermont	FRONTIER CLERMONT LLC	Lake	32-22-26-1000-000-00100
11	Frontier Tallahassee	FRONTIER TALLAHASSEE LLC	Leon	212620 6190000
12	Frontier Tallahassee Two	FRONTIER TALLAHASSEE TWO LLC	Leon	212625A0340
13	Frontier Jensen Beach	FRONTIER JENSEN BEACH LLC	Martin	19-37-41-000-000-00261-0
14	Frontier Florida City	FRONTIER IDRIVE LLLP	Miami-Dade	16-7919-004-0040
15	Frontier Hialeah	FRONTIER DEVELOPMENT HIALEAH LLC	Miami-Dade	30-2012-041-0040
16	Frontier Hialeah	FRONTIER DEVELOPMENT HIALEAH LLC	Miami-Dade	30-2012-041-0050
17	Frontier Hialeah Gardens	FRONTIER 122 LLC	Miami-Dade	27-2033-055-0010
18	Frontier North Miami Beach	FRONTIER 167 LLLP C/O FRONTIER DEVEL	Miami-Dade	30-2218-044-0020
19	Frontier Kissimmee	FRONTIER KISSIMMEE LLC	Osceola	03-25-29-4579-0001-0010
20	Frontier Kissimmee The Loop	FRONTIER ST LUCIE WEST LLC	Osceola	03-25-29-4582-0001-0010
21	Frontier Boynton Beach	1570 BOYNTON BEACH LLC	Palm Beach	08-43-45-30-26-002-0000
22	Frontier Lake Worth	FRONTIER LAKE WORTH LLC	Palm Beach	00-42-44-27-34-001-0000
23	Frontier-Zephyrhills	FRONTIER DEVELOPMENT	Pasco	34-25-21-0110-00000-0030
24	Frontier Ulmerton Largo	ULMERTON LARGO LLC	Pinellas	03-30-15-40904-000-0010

24 Petitions X \$50.00 ea = \$1,200.00



PO BOX 192
Moylan, PA 19065
Phone: (215) 701-3972
www.vencerins.com

Invoice #23-1625	Page 1 of 1
Account Number	Date
FRONDEV-01	05/23/2023
Balance Due On	
06/15/2023	
Amount Paid	Amount Due
	\$29,182.44

Frontier Dania LLC
2950 SW 27th Avenue, Suite 300
Miami, FL 33133

Policy Number: [REDACTED] 3005

Effective: 03/08/23 to 03/08/24

Item #	Trans Eff Date	Due DateTrans	Description	Amount
1625	05/23/2023	06/15/2023	23-24 Insurance Premium	\$29,182.44
Total Invoice Balance:				\$29,182.44

Shopping Center	Frontier Dania L
Year	2024
Tenant Name	Vitamin Shoppe
Tenant SF	3,500
Days in Occupancy	365
Occupancy	100%
Prorata Share	24.48%
Expense	
Landscaping R&M	\$10,006.09
Trash	\$37,768.68
REA FEE	\$0.00
GRM	\$11,599.52
Snow	\$0.00
Parking Lot Trash	\$7,125.00
Roof R&M	\$0.00
Pressure Washing R&M	\$0.00
Utility	\$2,729.56
Irrigation	\$833.52
Backflow Prevention (re-certified in February annually & Maintenance)	\$0.00
Greasetrap Maintenance	\$0.00
Pest Control	\$0.00
Fireline	\$5,272.66
Management Fee	\$20,490.59
Stormwater	\$0.00
Accounting Fee	\$2,830.00
Water and Sewer	\$0.00
Property Tax Appeal	\$0.00
Total CAM	\$98,655.62
Total Capped Costs	\$45,759.72
Tenant Cap	\$46,665.76
Total Non-Capped Costs	\$52,895.90
Tenant Total CAM	\$98,655.62
Tenant Prorata Share	\$24,146.48
Tenant CAM Escrows	-\$23,580.84
Tenant CAM Due/(Credit)	\$565.64
Insurance	\$36,525.48
Tenant Prorata Share	\$8,939.80
Tenant INS Escrows	-\$7,390.56
Total INS Due/(Credit)	\$1,549.24
Real Estate Tax	\$84,960.90
Tenant Prorata Share	\$20,794.63
Tenant RET Escrows	-\$19,431.48
Total RE Tax Due/(Credit)	\$1,363.15
Total Reconciliation Due/(Credit)	\$3,478.03
3.0% Sales Tax	\$104.34